



COMMERCIAL REALTY SOLUTIONS

For Sale
Industrial
Property



ST. PAUL

Industrial Property with Outdoor Storage



2.57 Acres

800 Avon St N, St. Paul, MN 55104



Sales Price: \$2,300,000.00



Joseph Elam, Broker

320.282.8410

JElam@crs-mn.com



Great Location



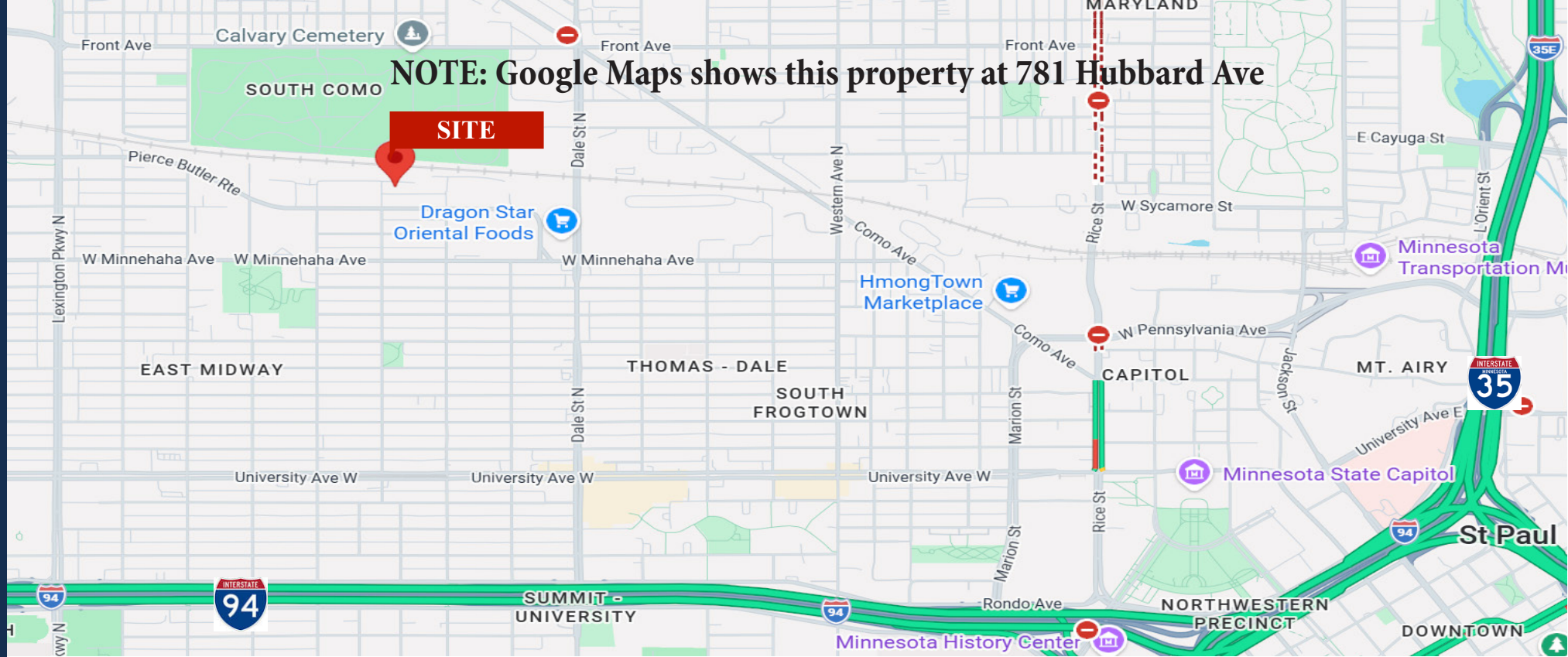
1.3 Miles to I-94



Easy Access



Fully Fenced and Gated



PROPERTY LOCATION

- * Easy Access
- * 1.3 Miles to I-94
- * Businesses in the Area:
Premium Tree Protection, Cities 1 Plumbing & Heating,
Quick Set Glass Block, Twin City Iron Workers,
Import Foods Wholesale, Reiling Construction and more.

TRAFFIC COUNTS - 2025

* Pierce Butler Rt - 5,037 VPD



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

PROPERTY OVERVIEW

800 Avon St N, St. Paul, MN

Sales Price

\$2,300,000.00

Lot Size	2.57 Acres
Space Available	Office/Shop 3,020/sf Additional Warehouse 1,450/sf
County	Ramsey
PID/2026 Taxes	262923430157 / \$29,595.00
Zoned	I-1 Light Industrial
Building Tenant	Single Tenant
Other	* HVAC: Forced Air * Electrical: 200 amp 240 volt 3 phase * Clear Height: 14' * Three (3) Drive-In Overhead Doors (2) 10' x 12', (1) 12' x 12' * Fully Fenced and Gated



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

PERMITTED USED

I-1 LIGHT INDUSTRIAL DISTRICT

PERMITTED USES	CONDITIONAL USES
MANUFACTURING / PROCESSING / SERVICE • Apparel • Artificial limbs • Auto painting, upholstering, tire recapping & major repair (fully enclosed) • Bakery goods • Batteries • Bicycles & toys • Boats • Bus terminals & maintenance garages • Cabinet shops • Camera & photographic supplies • Canvas products • Ceramic products (electric/gas kilns) • Cigarettes & tobacco products • Clocks, watches & jewelry • Cork products • Drugs, cosmetics, pharmaceuticals, toiletries & electronic products • Engraving & printing • Furniture • Heating, washing, cooling, drying & cleaning appliances • Ice/cold storage plants & bottling works • Laundries • Machine shops • Musical instruments • Office equipment • Paper products from processed paper • Pet care facilities • Manufactured food processing • Radio & television repair • Research laboratories • Rubber & synthetic rubber products • Shoes, boots & footwear • Sporting equipment • Tools, hardware & small metal products • Medical/dental laboratories	USES REQUIRING A CUP • Otherwise permitted I-1 uses involving storage/use of explosive materials • Essential service structures • Radio/TV transmission towers • Satellite dishes over 1 meter (39 in.) • Open storage • Accessory structures • Motor vehicle sales/rental when display & storage are entirely indoors • Tattoo/body piercing/body art establishments • Pawnshops • Bingo halls • Pyrotechnic special-effects material storage over specified thresholds • Learning centers, business or trade schools (fully enclosed) • Hospitals • Qualifying chemical-dependency treatment facilities (up to 16 persons) • Sexually oriented establishments • Qualifying dog-training facilities • Used merchandise stores • State-licensed adult day care facilities • Qualifying solar carports • Cannabis cultivator, manufacturer or lower-potency hemp edible manufacturer • Cannabis mezzo & microbusinesses • Accessory cannabis lounges • Cannabis testing facilities • Cannabis wholesalers
OTHER PERMITTED USES • Civic centers • Offices • Sports arenas/facilities • Veterinary establishments for domestic animals (fully enclosed) • Warehousing • Water softening units • Auto accessory stores • Car washes • Motor fuel stations • Major vehicle repair • Minor vehicle repair • Qualifying small wireless facilities in public rights-of-way	

Condensed zoning summary: Uses may be subject to additional standards and City review. Uses deemed similar may be allowed by the City Council.

EXTERIOR



BUILDING INFORMATION

600/sf Office w/Attached 2,420/sf Shop

- * 3 Drive-In Overhead Doors,
(2) 10' x 12', (1) 12' x 12'
- * Clear Height: 14'
- * Floor Drains
- * Compressed Air throughout

Detached Shop 1,450/sf

- * Clear Height: 11'9"
- * 2 Overhead Doors, (1) 10' x 12', (1) 12' x 12'
- * Fully Fenced and Gated

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.